

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

20-128

ORLEANS

EAS.620

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Photograph



View from southeast.

Address: 295 State Highway

Historic Name: Lewis H. & Eva W. Collins House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1926

Source: deeds & tax records

Style/Form: Colonial Revival - Cape Cod

Architect/Builder: Lewis H. Collins (builder)

Exterior Material:

Foundation: stone & concrete block

Wall/Trim: wood shingles/wood trim

Roof: asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations: front porch enclosed (1988)

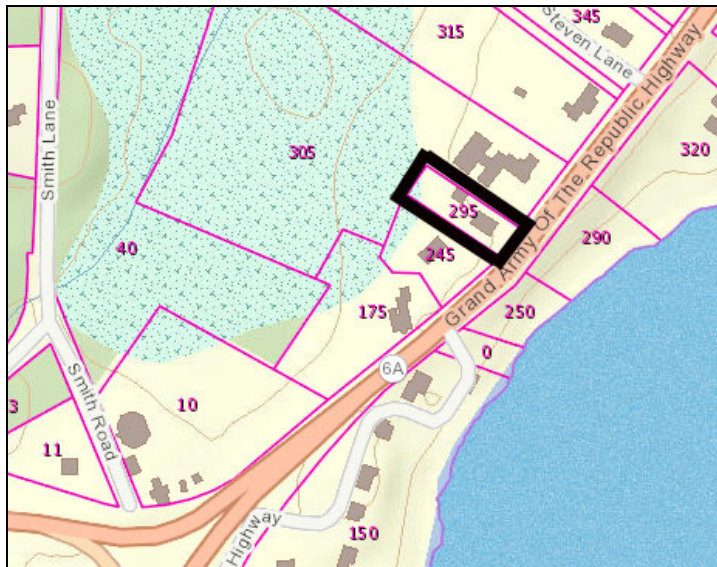
Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.4 acre

Setting: The subject property is located on the west side of State Highway/Rt. 6-6A. A large wetland is located behind and to the west of the property. A three-dwelling unit house is on the adjoining property to the south and a large single-family farmstead property lies to the north. Across the street is vacant shoreland and Town Cove, an inlet from the Atlantic Ocean.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

295 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

This small, simple, one-story, wood frame cottage with its generic front gable form may well have been a kit house, but no building records could be found to confirm or deny this possibility. (See catalog illustration, below.) It is clad with weathered wood shingles has a low pitched roof, a small brick interior chimney, and a full front porch with an even lower pitched front gable roof. The porch was originally just supported by stone piers but now has concrete blocks between these piers and it was enclosed in 1988.¹ The front entrance door into the enclosed porch is a replacement. On the right (north) side is an exterior brick chimney back of which is a small "bump-out" that the roof extends out over. The windows throughout appear to have been replaced. A wood deck was added off the rear in 1990.²

A detached garage is located to the right and rear (northwest) of the house. It matches the house with its wood shingle siding and front gable roof. Two sliding vehicular doors appear to be intact, though they are different from each other—one having two six-light windows, each above three vertical panels, the other having four panels that roughly match the dimensions of the windows and lower panels of the first. A fence runs along a portion of the left (south) property line. Initially it was a split-rail type, but it has been modified and now serves as a low wood privacy fence.³

HISTORICAL NARRATIVE

According to local historian Nancy Heller and deeds, the house at 295 State Highway was built in 1926 by Eastham native Lewis Henry Collins (1866-1932), who moved with his wife Eva into the house from 305 State Highway (next door), which he acquired in 1905. The son of Thomas and Louisa Horton Collins, Lewis H. Collins was born in 1866, and by 1880 he, his father, and his older brothers, Nathan and Sylvanus, were all working as fishermen. By the time of his 1893 marriage to Wellfleet native Eva Weston Wiley, Collins was working as a surfman at the United States Life-saving Service station at Nauset. He continued to work as a surfman through at least 1910. The couple had two sons—Bernard, born in 1896, and Lewis Weston, born in 1904. After World War I Bernard bought the Boston fish merchant firm J. A. Stubbs, and his father bought fish from the various shellfisheries on lower Cape Cod for the firm, which is said to have supplied Boston's principal restaurants.

In 1910 Collins bought four parcels on both sides of State Highway from Asa M. Stubbs. The first included the dwelling numbered 305 State Highway, on one acre; another half-acre parcel was directly opposite the first parcel on the east side of State Highway, and another 4.5 acres bordered Town Cove.⁴ The 1910 census appears to show the Collins family at 305 State Highway, as does the 1920 census, which lists their household immediately following that of Heman and Olive M. Smith. By then Lewis H. Collins had become a building contractor, and by 1930 he listed himself as working in the shellfishery.

Deeds for 295 State Highway record it as two parcels and cite two deeds from the 1920s in the chain of title. One, from Evelyn M. Keyes to Caroline L. Phillips, transferred land on both sides of the highway that Keyes had acquired from Heman Smith of 245 State Highway in 1920; the other, from the widow and children of Heman Smith to Lewis Collins's wife Eva, transferred a parcel sixty feet square in 1927.⁵ How the first parcel, 60 by 150 feet square, came to be owned by the Collins family is unclear; no recorded deed documents the transaction. The house at 295 State Highway was built on this first parcel. Tax records for 1926 show Lewis Collins with a house, barn and shed, shop, boat house, poultry house, four cottages (part of what became Collins Cottages, built by his brother, Bernard, at 150 State Highway), and cottage outbuildings; Bernard is shown with a cottage and a garage.

The 1930 census shows Lewis H. Collins with \$3000 in real property and living with his wife Eva in a household listed immediately after that of Charles W. and Angie Smith. Lewis Collins died in March 1931, and tax records for that year show his widow Eva with a house valued at \$3000, a garage, a quarter-acre homestead lot, and seven acres in other parcels. Her husband's estate included a house valued at \$1840 along with a barn and shed, shop, boathouse, and poultry house on a one-acre homestead lot, five cottages and cottage outbuildings on 2.5 acres, and twelve acres in other parcels. The 1940 census shows Eva Collins in her own household between the household of Charles W. Smith and that of her son Lewis, a retail lumber company manager, probably at 305 State Highway.

In 1946, after his mother's death, Lewis W. Collins sold the adjoining parcels of 295 State Highway to William J. and Bessie M. Jerome of Rowley, who in turn sold the property in 1947 to Raleigh and Emma R. Clements.⁶ Born in 1879, Raleigh Clements

¹ Town of Eastham records, building permit dated Jan. 26, 1988, for an "alteration."

² Ibid., building permit dated July 5, 1990, for an "addition" with "porch" noted.

³ Ibid., building permit dated July 31, 2009.

⁴ Asa M. Stubbs to Lewis H. Collins, 11 March 1905, Barnstable County Registry of Deeds (BCD) 271:149.

⁵ Heman Smith to Evelyn M. Keyes, 7 April 1920, BCD 369:422; Heman Smith to Evelyn M. Keyes, Lynn, 17 April 1920, BCD 369:441; Evelyn M. Keyes, West Rye NY, to Caroline L. Phillips, 25 September 1924, BCD 392:389; Olive M. Smith, Charles W. Smith and Angie M. Smith to Eva W. Collins, 5 October 1927, BCD 450:209. The most recent deed, which cites the 1920 and 1927 deeds, is Corinna M. Cito, West Orange NJ, to Paul J. Cito, West Orange NJ, 11 March 2003, BCD 16604:307.

⁶ Lewis W. Collins to William J. and Bessie M. Jerome, Rowley, 28 August 1946, BCD 654:100; William J. and Bessie M. Jerome, Brewster, to Raleigh and Emma R. Clements, 10 October 1947, BCD 680:182.

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was the son of Lowell carpet mill operative Robert Clements and his wife Sarah. By 1900 he worked at Lowell's United States Bunting Company, and by 1920 he was living in Chelmsford and working as a shipping clerk. By 1945 he was a shipping clerk for the Lowell Courier-Citizen Company. When he married his wife Emma (1888-1974) is unknown.

Raleigh Clements died in March 1965. After Emma Clements died in August 1974, the property was conveyed to Pamela C. Nicholson of Bernardston, Massachusetts, who sold it to Angelo and Corinna M. Cito of West Orange, New Jersey, in July 1977. Corinna Cito transferred title to 295 State Highway to Paul J. Cito of West Orange in 2003.⁷

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

⁷ Pamela C. Nicholson, Bernardston, to Angelo M. and Corinna M. Cito, West Orange NJ, 25 July 1977, BCD 2553:247; Corinna M. Cito, West Orange NJ, to Paul J. Cito, West Orange NJ, 11 March 2003, BCD 16604:307.

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View from southeast.



Design 924-C
11100 CUBIC FEET

THE bungalow is a happy innovation for the housewife. She saves steps, thereby, and lessens all work. And when the bungalow is trim and tasty what more could the small family desire? You have seen homes of the above type and have been invariably pleased. There is a neatness and hominess about them that is unmistakable. An examination of the floor plan will prove equally satisfying.

Floor Plan:

- KITCHEN 11'3" x 9'0"
- DINING ROOM 11'3" x 10'6"
- LIVING ROOM 11'3" x 12'6"
- CHAMBER 10'3" x 9'0"
- CHAMBER 10'3" x 12'6"
- BATH
- HALL
- PORCH 10'0" x 7'0"

DIMENSIONS

Size of main building	27'9" x 14'6"
Size over all	27'9" x 14'6"
Ceiling height	8'7"
Height of basement	7'8"

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Example of a “kit house” sold by Wood Lumber of Falmouth, MA, in the 1920s.